

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for **Tuesday, February 24, 2015 at 5:30 p.m.** in the **14th Floor Conference room at 30 Montgomery Street, Jersey City, New Jersey.**

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business: **THE ORDER OF ITEMS ON THE AGENDA IS SUBJECT TO CHANGE.**
8. Section 31 Review pursuant to NJSA 40:55D-31 for NJCU Business School at One Harborside Plaza.
9. Case: P04-132 Administrative Amendment to Prelim & Final Site Plan with Deviations
Applicant: Noel Sanchez
Attorney: pro se
Review Planner: Kristin Russell
Address: 119-121 Monticello
Block: 1929 Lot: 34 & 36
Zone: Monticello Ave Redevelopment Plan
Description: Originally approved January 11, 2005. Changes to store arrangement, façade glazing, and floor-to-ceiling height.
10. Case: Section 31 Review
Applicant: Hudson County, Robert Yannazzo, AIA, county Chief Architect
Attorney: Hugh A. McGuire, III, Esq
Review Planner: Matt Ward
Address: 567 Pavonia Ave.
Block: 09606 Lot: 36
Zone: Journal Square 2060 - Zone 3 Commercial Center
Description: Ground floor additions and redesign of building entrance and parking area.
11. Case: P15-004 Minor Site Plan
Applicant: New York SMSA Limited Partnership D/B/A Verizon Wireless
Attorney: Frank Ferraro, Esq.
Review Planner: Matt Ward
Address: 500 Baldwin Ave.
Block: 5802 Lot: 46
Zone: R-1 Residential
Description: Installation of Cellular Telephone Antennas.
12. Case: P14-016.1 Site Plan Amendment
Applicant: Onyx Equities, LLC
Attorney: Nevins McCann
Review Planner: Jeff Wenger
Address: 30 Montgomery Street
Block: 11605 Lot: 1
Zone: Paulus Hook Redevelopment Plan
Description: New design for sidewalk landscaping and traffic calming.
13. Case: P15-006 Preliminary and Final Site Plan
Applicant: Journal Square Lofts Urban Renewal, LLC
Attorney: James McCann
Review Planner: Jeff Wenger
Address: 2851-53 Kennedy Blvd.
Block: 10601 Lot: 49
Zone: Journal Square 2060 Redevelopment Plan
Description: Renovation of existing mostly vacant 6 story building into 40 residential units.
14. Case: P15-003 Preliminary and Final Site Plan with deviations
Applicant: 190 Academy, LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 184-190 Academy Street
Block: 12301 Lot: 11-14
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 6 story, 122 unit, residential building.
Deviations: Building height, ground floor-to-ceiling height, number of 3 bed-room units.
15. Memorialization of Resolutions
16. Executive Session, as needed, to discuss litigation, personnel or other matters
17. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD